

FARMINGTON CITY COUNCIL MEETING

Wednesday, March 5, 2003

CITY COUNCIL WORK SESSION/WEST CONFERENCE ROOM

PRESENT: Mayor David M. Connors, Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Susan T. Holmes, Edward J. Johnson, City Manager Max Forbush, City Planner David Petersen, and Deputy Recorder Jeane Chipman.

Mayor Pro tem Haugen began discussion at 6:00 P.M.

Discussion Regarding RDA's and EDA's

Alice Steiner, a specialist regarding EDA's and RDA's, was present to advise the City Council about these types of projects where tax increment can be taken. She covered following points:

- ⌞ The legal ability to establish RDA's (redevelopment agencies) is a delegated authority from the State of Utah. The enabling legislation is 17B-4-100. The enabling act gives no specific job description to mayors of cities, only to the city councils, who act as the agency boards.
- ⌞ The redevelopment agency is a separate legal entity, and a suit against an RDA cannot encumber a city council nor the city's tax funds.
- ⌞ RDA's work within project areas, as do EDA's (economic development agencies) and EHA (education housing agencies). Ms. Steiner briefly reviewed each agency, its powers and limitations, and how each is legally established.

[Mayor Connors arrived at 6:10 P.M.]

- ⌞ Ms. Steiner reviewed risks involved with exposure to legal action, how to guard against such exposure by carefully following all legal procedures, and the advantages and disadvantages of RDA risks as compared to city council risks.
- ⌞ A discussion clarifying "tax increments" ensued. Funds accrued from tax increments come as property values increase. The increase is used to reinvest in the property for infrastructure and other improvements. Only the increased tax revenue is affected, not the base tax, which exists prior to the establishment of a project area.
- ⌞ The county is the tax collection agency. Therefore, the county is burdened with calculating the amount of increment for each property as its value increases.
- ⌞ A taxing entity committee must be established in order to create any project area.

The committee is composed of 2 members of a city council, 2 members of a county commission, 2 members of a school district, 2 member of the State School Board, and 1 member who represents all other taxing entities (e.g., mosquito abatement). Projects must be approved by both the redevelopment agency of a city and the taxing entity committee.

- ▮ Ms. Steiner briefly rehearsed the legal definition of blight.
- ▮ The difference between an RDA and an EDA is that an RDA gets rid of blight and an EDA creates jobs for the State of Utah (not just the local municipality).
- ▮ 20 percent of all agency projects must be set aside for affordable housing. A housing plan must be part of the establishment of an RDA.
- ▮ An RDA project is limited to 100 acres unless specifically approved by both the RDA board and the taxing entity committee.

Discussion Regarding Soil Conditions at the Community Center Site

Doug Farley, representing Farley Engineering (structural engineering consultants for Butler and Evans, architects for the new community center) stated that the results of soil tests on the community center site indicated the site has a band of liquefiable soils. In the event of an earthquake, vibrations would cause the soil to become unstable and liquefy, thus putting the center at great risk. Mr. Farley reviewed possible solutions and costs incurred by each. He recommended using drilled helical-piers, which would mean the building would rest on structurally solid “stilts,” giving the community center a better chance to survive catastrophic failure in the event of an earthquake. The cost of the helical-piers would be about \$60,000. Mr. Farley stated the method would be faster to build and cheaper than other foundation stabilization methods. He was confident about the method and the suggested contractor who estimated the cost.

The City Council briefly discussed the issue. The problem would be addressed in depth at a later time. However, the general consensus of the Council was that the soil condition problem would have to be resolved. The community center would likely be a gathering place in case of an emergency and must be structurally sound.

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

The work session continued in the east conference room beginning at 6:55 P.M. Mr. Forbush briefly reviewed items on the agenda, including:

- ▮ The regular session agenda included a request from the developers of the Farmington Ranches for final plat approval of Phase IV. It was the opinion of the City Attorney that the City could not adequately prove health, safety, and welfare risk to Farmington residents that would justify implementing the new street cross-

section development standard against Phases IV, V and VI of Farmington Ranches because of the wording of a previously signed development agreement. The new road standards had been established after the original development agreement was signed.

- Mr. Forbush recommended tabling the request to amend Farmington Ranches' Development Agreement to accommodate the proposed Buffalo Horse Ranch. The action would allow developers to complete their submittal of required information and permit staff time to research issues of concern.
- The agenda included consideration of Dr. Richard White's letter expressing concern for having to pay for extending asphalt in UDOT's Shepard Lane right-of-way. Since the extended asphalt was a UDOT requirement over which the City had no control, Mayor Connors suggested explaining the facts to Dr. White.
- Sharon Spears, Miss Farmington 2003, requested the City finance suicide prevention training for her. Several questions were raised. The expenditure was not budgeted nor sufficiently approved. Also, legally the City could not subsidize any activity which did not provide benefit to the citizens. Mayor Connors commented that the Council may ultimately find the expenditure of value and therefore approve it, but at this point he felt there should be further discussion with Ms. Spears and with the Miss Farmington adviser. Council Members agreed and therefore recommended that the agenda item be tabled.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor David M. Connors, Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Susan T. Holmes, Edward J. Johnson, City Manager Max Forbush, City Planner David Petersen, City Recorder Margy Lomax, and Deputy Recorder Jeane Chipman.

Mayor Connors called the meeting to order at 7:15 P.M. The invocation was offered by David Petersen and the Pledge of Allegiance was led by Michael Creager of Troop 1418 and Chris Leither of Troop 220.

APPROVAL OF MINUTES OF PREVIOUS MEETING

Larry Haugen moved that the minutes of the February 19, 2003, City Council Meeting be approved. Ed Johnson seconded the motion. The voting was unanimous in the affirmative.

REPORT OF PLANNING COMMISSION (Agenda Item #3)

David Petersen reported proceedings of the Planning Commission meeting held February 27, 2003. He covered the following items:

1. The Planning Commission tabled the request by Cowboy Partners, L.C., to amend the General Plan from “Office/Business Park” to “Medium Density Residential” regarding 8.98 acres of property located at approximately 400 West Burke Lane, and to further rezone said property from BP to R-8 for the purpose of developing 112 Luxury Apartments. The reason for the tabling was to allow time for the developer (who requested the tabling) and representatives from the Lagoon Corporation to negotiate resolutions to issues of concern raised by Lagoon. Lagoon had strong objections to constructing a residential project that close to the Park. Lagoon felt the Master Plan was appropriate and should not be amended.

2. The Planning Commission recommended approval for David and Carolyn Allen’s request to amend the zoning ordinance to allow “Secondary Dwellings” as a permitted use in the R-2 zone. The request will appear on a forthcoming City Council agenda.

3. Rich Love appeared before the Planning Commission to request discussion of the possibility to allow an exception to the 1000 foot dead end street limitation on 700 West into the Moon Subdivision. There was no formal application, but the Planning Commission indicated they would likely deny the request for the recommendation.

FINAL PLAT APPROVAL REQUEST FOR FARMINGTON RANCHES, PHASE IV/THE BOYER COMPANY (Agenda Item #4)

David Petersen introduced the agenda item. The City Council tabled the item during the last Council meeting due to the fact the City engineer had not yet finished his review. There are still unresolved issues, however, Staff recommended approval subject to the conditions set by the Planning Commission.

Mr. Forbush inquired whether or not drainage problems had been completely resolved.

Mr. Petersen stated there were two issues involved. Property owners to the south of the development had complained that the base flow from Shepard Creek had been disturbed because of Farmington Ranches construction. At first the flow was insufficient. Then it flooded properties to the south. Staff had reviewed the developer’s efforts regarding the first issue and had felt the developer had made significant gains in mitigating the problem with the base flow. The seconded issue involved storm water drainage. The City was requiring that the developer install a diversion off-site on Shepard Creek whereby all storm water for the Farmington Ranches project will be conveyed to the Great Salt Lake, thus requirement #4 as required by the Planning Commission.

Motion:

Susan Holmes moved that the City Council grant final approval to the Farmington Ranches Phase IV, authorizing the Mayor to sign the plat subject to the following conditions:

- Conditions of preliminary plat approval.
- The developer shall obtain a flood control permit from Davis County and submit a

copy of the permit to the City for City files.

- Review and approval of the final plat and improvement drawings, including a grading and drainage plan, by the City Engineer, Public Works Department, Fire Department, Central Davis County Sewer District, and Weber Basin Conservancy District.
- The developer shall install a diversion acceptable to the City Engineer off-site on Shepard Creek near the western boundary of Phase II whereby all storm water for the Farmington Ranches project shall be conveyed to the Great Salt Lake.
- Submit for review by the City, covenants, conditions, and restrictions for this phase of the project.
- Final plat approval of Phase 4 shall be subject to all requirements and conditions as set forth in the Farmington Ranches Development Agreement (Agreement #2000-23).

David Hale seconded the motion, which passed by unanimous vote.

Lynn Summerhayes asked permission to address the City Council. He said the developers had pursued two solutions and were happy to try others. They had dredged the canal to see that the base flow from Shepard Creek was unhampered. This cost \$28,000. That caused too much flow and the neighbors complained about flooding. Then a system of weirs were installed and because of the current drought, the flow stopped. Even the lakes on the Farmington Ranches property dried. The developers were then accused of withholding water. The water is immaterial to Farmington Ranches. Water rights are in place and will be respected. The issues are complicated. Farmington Ranches developers want to solve the problem, but recognize there may be a limit of solutions. After attempting all that can be done, the developers may approach the City to ask what is required. It has cost thousands of dollars so far.

Mayor Connors asked Mr. Summerhayes to note that requirement #4 listed under conditions of approval states that the diversion for storm water must be acceptable to the City Engineer. Reasonable efforts will be recognized.

REQUEST TO AMEND FARMINGTON RANCHES DEVELOPMENT AGREEMENT TO ACCOMMODATE PROPOSED BUFFALO HORSE RANCH/THE BOYER COMPANY (Agenda #5)

Mr. Petersen stated that Exhibit 2 (Amended Project Master Plan) was not yet included with the proposed amendment materials. However, it was expected that the plan would be in the City Offices soon. In discussion with the City Attorney, it was evident that the Planning Commission should review the site plan before the City Council amends the development agreement. Mr. Petersen recommended that the City Council review the site plan and consider amending the development agreement at the same time.

Motion:

David Hale moved that the City Council table consideration of an amendment to the Farmington Ranches Development Agreement to accommodate the proposed Buffalo Horse Ranch. Larry Haugen seconded the motion, which passed by unanimous vote.

In discussion of the motion, Mr. Hasenyager raised a question about the name of the horse ranch—Buffalo. Several other members of the Council agreed with the question.

CONSIDERATION OF DAVE JONES CONSULTING PROPOSAL TO CONDUCT FEASIBILITY STUDY FOR FUND RAISING UNDER 501 (c) 3 ORGANIZATION (Agenda Item #7)

Mr. Forbush reported that at the direction of the City Council he and Susan Holmes had met with Dave Jones regarding his proposal to conduct a feasibility study for fund raising under a 501 (c) 3 organization. Two options were presented. The first would be a full feasibility study with complete details, interview findings, respondent comments, data analysis, recommendations and a plan campaign, should a campaign appear feasible and advisable. The proposed cost of the full study would be \$16,000. The second option was a limited feasibility study which would limit the number of prospect interviews and would give support materials in an abbreviated “executive summary” format. The Cost of the second option would be \$11,000. Mr. Forbush felt that if the City intended to do fund-raising for other projects, establishing a 501 (c) 3 would be a good idea. The cost of the study could be reimbursable from funds raised, if successful.

Ms. Holmes was impressed with the proposal submitted by Mr. Jones. She also favored option 2 and said she felt there would be sufficient information in the abbreviated format for the City Council to make an informed decision. She noted the Farmington Trail Committee was also interested in raising funds for trail projects and felt it would be good to include all City entities under the same 501 (c) 3.

Motion:

Susan Holmes moved that the City Council authorize the expenditure of up to \$11,000 to fund Study Option 2 as presented by Dave Jones and that the funds should be taken from the City Council contingency fund. Bob Hasenyager seconded the motion.

In discussion of the motion, **Mr. Hasenyager** suggested that an amendment be made to the motion which stated the expenditure will be reimbursed from funds raised by the fund-raising efforts.

Mayor Connors felt that if fund raising were unsuccessful, reimbursement may not be possible. Also, it may seem inappropriate if fund-raising were to come up with only \$11,000 which was then put back into the City coffers. He asked that the City Council consider reimbursement if appropriate and as fund-raising allowed.

Ms. Holmes stated that her motion stood as originally stated with no amendment. A vote was taken indicating unanimous approval.

The City Council then discussed the proposal of Amanda Webster, as a volunteer, to help set up a 501 (c) 3. Ms. Webster indicated she would also do preliminary fund raising work for the organization. Because Ms. Webster is the daughter of Susan Holmes, Ms. Holmes declared a conflict of interest and excused herself from the roster. Ms. Holmes did not participate in discussion of the issue. City Council Members made the following points:

- ↯ Council members felt that no consideration should be given to Ms. Webster beyond the volunteer service to set up the 501 (c) 3, e.g., contractual services being granted Ms. Webster should fund raising be pursued.
- ↯ The scope of the fund-raising efforts needed to be well defined.
- ↯ By laws, charter, filing of depositions, and other legal actions were required when setting up a non-profit fund raising organization. The project would require extensive work by an attorney. Ms. Webster was not expected to do legal work.
- ↯ It would be appropriate to have Dave Jones' help with the next step in organizing of the fund-raising effort.
- ↯ The fact that Ms. Webster is a relative of a Council Member would not preclude her from applying for work along with any other interested party.

Motion:

Bob Hasenyager moved that the City Council authorize the City Manager to accept the volunteer services of Amanda Webster to help set up a 501 (c) 3 and to do preliminary fund raising work for the organization. Ed Johnson seconded the motion. The motion passed by a 4 to 0 vote. Ms. Holmes did not vote on the motion.

CONSIDERATION OF DR. RICHARD WHITE'S LETTER EXPRESSING CONCERN FOR HAVING TO PAY FOR EXTENDING ASPHALT IN UDOT'S SHEPARD LANE RIGHT OF WAY (Agenda Item #6)

Mr. Forbush reviewed the agenda item. Farmington City directed Dr. White to pay for a portion of improvements installed in 700 West Street prior to Dr. White purchasing the property. Improvements were installed by the City years ago in 700 West Street; then the City provided for a protective strip adjacent to the property Dr. White purchased. This was done deliberately to recover the expenses the City had to pay in buying and developing the road from the Moon family. The Moon family sold the property to Dr. White. The reimbursement amounted to several thousand dollars. The fact that Dr. White had to install curb, gutter, and sidewalk and

to pay for the asphalt tie-in along the south side of Shepard Lane was a normal development cost. The asphalt tie-in along the south side of Shepard was a UDOT and not a Farmington City requirement.

Mayor Connors stated he felt the City Council was sympathetic to Dr. White, but that the City had done all it could do in negotiations with UDOT. He offered to follow up with Dr. White.

MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #8)

Mayor Connors raised a concern about original consent agenda item #8-7. In discussion of the issues, Council Members, by consensus, felt that there needed to be an extended explanation of job descriptions relative to the Farmington Arts Council. They decided to delete the item from the consent agenda for the time being.

Susan Holmes moved to approve the following items by consent as follows:

8-1. Ratification of approvals of construction bond agreements previously signed by Mayor Connors.

8-2. Approval of January's disbursement list as enclosed in the packet.

8-3. Approval of Lonnie Bullard's proposal for a cost-sharing of replacing an existing City water line. The proposal is along the terms previously discussed between Mr. Bullard and the city Manager. The City Manager supported the concept.

8-4. Approval of Extension Agreement with Thomas Hacking. This permits the Hackings to build a home on 650 West with the future promise to install curb, gutter, sidewalk and asphalt tie-in.

8-5. Approval of Street Dedication Agreements for 475 West Street. Approval of these agreements with various parties formalizes previous action taken.

8-6. Approval of City Manager's recommendation to reject offer for terrorism insurance coverage on City's properties. The premium was about \$1,100 which covers the period from March through June 2003. The City Manager believes that the risk for terrorism in Farmington is low. Should terrorism occur and a City building catch fire, the City would not be insured.

8-7. Authorize payment of insurance claim deductible to John Urry on conditions that Mr. Urry sign a release form. The claim would be in the amount of \$200.

8-8. Delegate donation request for Memorial Monument to Youth City Council should they want to raise funds.

8-9. Authorize the Mayor to sign City and County Storm Water Management Plan

Notification of Intent (NOI). This formalizes the conceptual approval from the last Council meeting.

David Hale seconded the motion, which passed by unanimous vote.

TELECOMMUNICATION FRANCHISE AGREEMENT WITH FIRST DIGITAL TELECOM (Agenda Item #9)

Mr. Forbush reviewed the agenda item. Dick Moffat had expressed concern that Qwest was installing additional telephone lines to service the Farmington Ranches development. The action will create two telephone systems in the same development. Because the law provided for freedom of telecommunication competition, there was no way to restrict the number of lines in the development.

Motion:

Bob Hasenyager moved that the City Council approve the Franchise Agreement as presented in the packet. Larry Haugen seconded the motion, which passed by unanimous vote.

MISCELLANEOUS ITEM/SHARON SPEARS REQUEST

Miss Farmington Sharon Spears was present and requested funds to assist her in gaining training for suicide prevention. Ms. Spears stated she had been doing a lot of work in the area with local youth groups and schools. She felt that having her trained would be a great benefit to the youth of Farmington.

Mayor Connors complimented Ms. Spears for her work and asked that her requested be postponed until the Council could fully discuss the issue.

Ms. Holmes stated that Ms. Spears was doing a great job as Miss Farmington and that the City appreciated all her efforts. The Council wanted to make sure all legal issues had been resolved before committing funds for the training.

Mr. Hasenyager stated that suicide among youth was a critical issue that needed serious attention. He felt the issue needed to be addressed further.

Mayor Connors stated that the request was not being denied, but rather delayed to allow time for further discussion.

APPOINTMENT OF BOARD OF ADJUSTMENT MEMBER (Agenda Item #10)

Mayor Connors stated the decision regarding who to appoint to the Board of Adjustment was a difficult one because of the amount of qualified citizens who wished to volunteer. There were many very qualified people willing to serve in the community. Interviews had been conducted by himself, Larry Haugen, and David Petersen. They unanimously nominated Rand

Center, a landscape architect, whom they felt was very capable.

Motion:

Bob Hasenyager moved that the City Council appoint Rand Center to fill the vacated seat of Jay Nielson whose term expired as of June 30, 2002. Mr. Center will serve until July 1, 2007. Ed Johnson seconded the motion, which passed by unanimous vote.

PARK/COMMUNITY CENTER PROGRESS REPORT/MISCELLANEOUS BUSINESS
(Agenda Item #11)

Mr. Forbush reviewed the agenda item and discussed options with the City Council. The following points were covered:

- ▮ By consensus the City Council approved hard wood floors for the theater's main room.
- ▮ By consensus the City Council decided to install an inlayed mat in the vestibule entry.
- ▮ By consensus the City Council approved a window on the north side of the building.
- ▮ Mr. Forbush noted minor changes in the plans for the community center, such as the design of the protective wall around the dumpster.
- ▮ It was noted that the staging area at the City park should not be blocked by trees as shown on the site plan. Mr. Forbush said he would check into the problem.
- ▮ Legacy Home Owners Association (Fieldstone Subdivision) had met and were opposed to the sale of the extra lot near the Heritage Park as a building lot. A meeting will be held on March 29th at 10 A.M. in the Knowlton Elementary School by the HOA to further discuss the issue. Mr. Hale and Ms. Holmes said they would attend. By consensus, the City Council directed Mr. Forbush to draft a letter to the HOA presenting them the option of donating funds for the cost of the lot, after which the City would turn the lot into a park.

REPORT OF MEETING WITH UDOT RE: BICYCLE LANE STRIPING OF SHEPARD LANE/OTHER ISSUES (Agenda Item #12)

Mr. Forbush stated that he and the Mayor had held a meeting with UDOT to discuss bicycle striping on both sides of Shepard Lane and to discuss the 1075 West intersection issue. An idea for solution had been set forth by the City's traffic engineer but was rejected by the UDOT officials. Through continued negotiations, UDOT approved another idea proposed by the City's traffic engineer as follows: The number of westbound lanes on the north side of

Shepard from Main to Foxglove Road would be reduced from 2 to 1 thus permitting a bike line on the north side. Mr. Forbush distributed maps showing placement of a temporary ramp that would permit Kaysville traffic to access the southbound frontage roads leading past the Kmart area. This would not occur until November/December 2003 and would be in place until the permanent ramp and U.S. 89 improvements were completed. Finishing this temporary ramp would eliminate the need of reopening 1075 West until the entire project is complete.

TECHNOLOGY COMMITTEE REPORT/ED JOHNSON (Agenda Item #13)

Mr. Johnson reported the meeting held by the Technology Committee on February 25, 2003. The consultant had been invited to present a proposal for building a fiber ring in Farmington City. Mr. Johnson made the following points:

- ↯ The meeting was well attended with about 80 percent of the committee present.
- ↯ Randy Sorenson and Brain McDougal (representatives of RSA Corp) had engineered and built 85 to 95 percent of the fiber optic networks for major telecommunications companies (MCI, Sprint, and Worldcom).
- ↯ Their report was that technology has not developed to the point that it would be cost efficient to connect fiber optics to homes. The cost is too high.
- ↯ Fiber in combination with wireless technology may be a better options at this point in time.
- ↯ The consultant had suggested drafting a proposal for a plan to look at feasibility and a business plan. The business plan must work for cities to build a network and be successful.
- ↯ The fiber ring technology will not become obsolete even though the connection technology is changing rapidly
- ↯ A typical use would be the voice over IP internet (video is not developed completely as yet). Mounted antennas would give the wireless coverage. Mr. Johnson gave the example of police cars using the system to hook into video cameras during a bank robbery in real time.
- ↯ Mr. Haws would provide fiber systems for the proposed commercial development on the west side of the City.
- ↯ Mr. Johnson discussed costs and different options, including revenue sources from providers.
- ↯ Some security issues still exist.

- ▮ Some systems use “micro trenching” which is a narrow/shallow cut in asphalt in which fiber lines are installed.
- ▮ A film was shown at the technology meeting wherein the experiences of other cities was discussed.

PROGRESS REPORT/BURKE LANE ECONOMIC DEVELOPMENT (Agenda Item #14)

Mr. Forbush stated there was a need for a smaller committee to meet with Mr. Haws to work further on economic development plans for the Burke Lane area. The committee called together by the Mayor is comprised of the Mayor, Council Member Hasenyager, Planning Commission Member Sid Young, a representative from the County Economic Development Committee, Dave Petersen, Keith Johnson, Gary Jones (the City’s new consultant for EDA’s and RDA’s) and himself. Mr. Forbush reported that Rich Haws had offered to accept the creation of a SID initially for the road infrastructure in the proposed commercial area. Thereafter, he would want his S.I.D. assessments reimbursed through RDA/EDA tax increment. A preliminary meeting would be held with UTA and with UDOT.

ASSET BASED COMMUNITY DEVELOPMENT/CREATION OF A COMMUNITY ACTION PROGRAM (Agenda Item #15)

Mr. Forbush briefly reviewed the agenda item. He asked the City Council to consider the possibility of helping to fund the creation of a new committee that would supervise the activities of emergency preparedness, neighborhood watch, the new Asset Based Community Development Program, and the Youth City Council.

Motion:

After a brief discussion, Ed Johnson moved that the City approve an expenditure of up to \$300 to assist Davis County in establishing the Asset Based Community Development Program. Susan Holmes seconded the motion, which passed by unanimous vote.

CONSIDERATION OF APPOINTMENT OF AN EAGLE SCOUT COORDINATOR (Agenda Item #16)

The packet contained a letter from City Works Department Director Walt Hokanson who suggested that a volunteer be appointed to oversee Eagle projects in the City. Mr. Hokanson stated that his department did not have the manpower to be able to coordinate the many requests from Scouts that comes to the City. By consensus, the City Council asked Mr. Forbush to seek such a volunteer.

MISCELLANEOUS

New Fire Station Expansion

Mr. Hasenyager stated that the Fire Station expansion and the development project by Jerry Preston had been favorably accepted by citizens in the area.

Legacy Negotiations

Mr. Hasenyager noted that Mayor Connors had been part of a team that was working out issues relative to getting the Legacy highway accomplished.

Cars in the City Parking Lot

Mr. Hasenyager asked that the cars being parked in the City Offices lot by nearby neighbors be attended to. The cars had flat tires.

Happy Birthday to Cory Connors

As voiced by Council Member Johnson, the City Council wished a happy birthday to the Mayor's wife, Cory.

Woodland Park Draft

Ms. Holmes stated that information regarding a Wood Park Draft was forthcoming. She asked that the Leisure Services Committee and the Planning Commission be requested to review the information and give their input.

Secondary Dwelling as a Permitted Use in R-2 Zones

Mr. Haugen stated that Richard Ellis had raised concerns about allowing secondary dwellings as a permitted use in R-2 zones. He noted that a recent application approved by the Planning Commission allowed a home that was much too large for the lot in question. Other problems existed with the project.

Mr. Ellis was present and said he had a problem with an adjacent lot that he was trying to sell. He didn't know whether to sell the property as an R-2 property or OTR.

Mayor Connors suggested that the Council discuss the issues when the item comes before the Council as an official agenda item.

Chamber of Commerce Move to Support Troops Overseas

Mr. Haugen suggested the City support the Chamber of Commerce's idea to send mail to troops overseas who would not otherwise receive mail. It was suggested that the information be placed in the City's Newsletter with the statement that it had been supported by the Chamber.

Name for New School

The Council briefly discussed ideas for the name of the new elementary school which will be open for students in the fall of 2003. It was commented that the name should reflect something unique to Farmington.

Acreage for Sale Near Park

Mr. Forbush reported that Dick Bourne had offered to sell a parcel of land next to a future park site in west Farmington.

The Council discussed the need to plan and prioritize projected needs and costs so that they can determine when to buy real estate. The Park Master Plan should be reviewed to know better exactly what is needed and when.

Proposed Improvement District

Mr. Forbush reviewed expanded details.

The Council briefly discussed the proposal and had no serious objections.

Fire Department Restructuring

Mr. Forbush reported that the Fire Chief and his officers were in favor of reviewing alternative ideas for the Fire Department organization. The officers stated they wanted to be involved. Mayor Connors and Council Members Holmes agreed to be a part of the review committee for this task.

Park and Recreation Impact Fees

Mr. Forbush led a brief discussion of the potential residential development payment of park and recreation impact fees. By consensus, the Council gave the City Manager direction to move ahead with the impact fee study expenditure.

FAK Construction at Night

It was noted that FAK had been working until 3 and 4 A.M. in the morning. Ms. Holmes stated the company had informed residents that they would be doing so for the next several months.

ADJOURNMENT

Larry Haugen *MOVED* that the meeting adjourn at 9:50 P.M. Susan Holmes seconded the motion.

Farmington City Council

March 5, 2003

Margy Lomax, City Recorder
Farmington City